



West Linn – Wilsonville Schools

LONG RANGE PLANNING COMMITTEE

AGENDA

April 27, 2010
7:00 pm

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4/26/10

1. Check-In New Member: Erin Smith
 Resigned: Michele Beyer (Position Open)
2. First Quarter 2010 Financial Summary Mike Jones
3. Specific Question/Answer Review
 - a. Sunset/Advance Road
 - b. New School Funding
 - c. Deferred Maintenance
 - d. Soft Costs
4. Annual Bond Report Scott Perala
5. Open LRPC Position Discussion
6. LRPC Meeting Protocol

Handouts:

1. 2008 Bond Progress Report 1st Quarter 2010
2. 2009/10 Annual Bond Report (Perala)
3. Deferred Maintenance Project List

Next LRPC Meeting: May 25, 2010, 7:00 pm Board Room

Department of Operations

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Location: 2755 SW Borland Road, Tualatin, Oregon 97062



4/21/2010

2009 – 2010 Annual Report

2008 Capital Improvement Bond Program

West Linn – Wilsonville School District

Respectfully Submitted,
Scott Perala
Program Manager

The Bond Project Management Team has completed its first full year managing the District's \$98M capital improvement bond program passed by the voters in November of 2008. Looking back on the 2009-2010 year, this report focuses on the accomplishments of the management team, the challenges it has faced and what the team is focused on in the coming 2010-2011 year.

Projects

2009-2010 was a very busy year for the project team. 53 projects of a total program of 63 were launched over the course of the year with a total project value of \$98.4M. These projects ranged from a small window blind treatment project at Rosemont Ridge MS to the new elementary schools in West Linn and Wilsonville. 37 of these projects were completed over the course of the year, with a project value of \$10.9M, including,

09003 - GYM FLOOR @ BO,BC,WD,WM,WHS	09026 - SEISMIC @ SU
09007 - AUD/GYM FINISHES @ WHS	09027 - SEPTIC @ ST
09008 - TRACK @ IWD,WLHS,WHS ***	09028 - PLAYGROUND @ WM ***
09009 - CLERESTORY/ROOFING @ IWD	09029 - SITE IMPROVE @ CREST
09010 - TENNIS @ AC	09030 - FENCING @ SU
09011 - COLUMNS @ WLHS,WHS	09034 - ROOF REPAIRS @ BC
09012 - WEIGHT RM @ WLHS	09037 - RENOVATION @ TC
09013 - PARKING @ CO	09038 - PARKING @ ST
09014 - PAVING @ SU	09039 - ROOF SAFETY @ WLHS
09015 - TENNIS @ CO	09040 - DEMO @ Dollar
09016 - SOFTBALL @ WHS, RR	09048 - MASTERPLAN @ SU
09017 - GYM INTERIOR @ BC	09058 - COPIERS @ D-W
09018 - CAFETERIA TABLES @ IWD	09060 - RESTROOM RENOVATION @ SU
09019 - ROOF REPAIRS @ WM	09061 - PEST CONTROL @ WHS
09020 - MEP @ AC, RR, WHS	09062 - F/A @ WD
09022 - ENTRY REPAIRS @ WLHS, RR	09065 - PAVING @ BO
09023 - STORAGE @ DOC ***	09068 - TECH INFRASTRUCTURE @ RR
09024 - STADIUM LIGHTING @ WHS	09069 - OCCUPANCY REPAIRS @ SU
09025 - BLINDS @ RR	

*** - Denotes projects planned to complete by June 30, 2010

Some of the major projects currently in design that the project team is managing include,

08000 - 2008 CAPITAL BOND PROGRAM (\$3.47M)	10032 - ADD/RENOVATION @ ST, BO, CO (\$8.92M)
09002 - RENOVATION @ ADMIN (\$4.24M)	10033 - RENOVATION @ BC,IWD (\$2.45M)
09031 - SITE IMPROVE @ RR (\$1.95M)	10035 - NEW SCHOOL @ VB (\$26.1M)
09046 - MASTERPLAN @ ADV (\$500k)	10036 - NEW SCHOOL @ ER (\$26.6M)
09057 - TECH @ D-W (\$7M)	10054 - BASEBALL @ WLHS (\$1.0M)
09059 - NEW MAINT @ D-W (\$4.5M)	

A summary of the bond scope, both completed and in progress, is included in the appendix.

Systems & Processes

E-Builder, the District's project management software, continues to demonstrate value with each passing project. Most notably, the use of E-Builder has allowed the District an unprecedented level of access to critical data. Financial reports, that previously took days to prepare, now are accomplished in real-time, taking less than an hour to complete, thanks to the interlinked databases in E-Builder. The project team is able, thanks to scanning and embedded linking capability in E-Builder, to pull up relevant documents with just a few clicks of a mouse. One of the team's most recent advancements in leveraging the system is the development of graphics, based on real-time data, allowing the Director of Operations to quickly assess the bond's status without the need for lengthy reports. An example of the graphics is included in the appendix. The project team took another step towards leveraging E-Builder to streamline the construction process by rolling out the use of E-Builder's new submittal management module for submitting, reviewing and tracking the compendium of information between Architect and Contractor. Future advancements include the team's intention to utilize the electronic bidding capabilities of the system.

E-Builder is improving the District's management capabilities indirectly as well. This bond program has proven challenging with the various facets of the program being managed by different department within the District. Operations, Business and Technology all have various projects or roles within the bond program. E-Builder, through the team's ability to export and manage data through MS Excel, has enabled the District to be able to cross-reference the bond team's financial records with those of the Business Office, in a common report, to the level of individual invoices, generally within 24-48 hours. This has allowed the support staff to work directly with the Business Office staff to reconcile the accounting on a monthly basis.

Another development by the bond team in order to address the myriad of projects was the development of a series of District master documents. These documents, developed at the outset of the program, have allowed the project teams to quickly and easily put contracts and specifications in place without lengthy legal or management reviews of repetitive documents. Master documents, approved by District legal counsel and management, are the basis for all key documents and vary only with project specific information. This allows the project team to streamline their workflow since requirements are common to all documents and referenced in the same way. For example, should a dispute arise about what the allowed profit and overhead allowances are for a project, every project manager knows that section 7.2.2 of the general conditions addresses this topic. The same approach was taken with project specifications that detail items such as submittal requirements, progress documentation and the like.

Communication Strategies

In addition to the projects undertaken in the last twelve months, the bond team has also focused on reaching out to our patrons and the public in an effort to engage them as a part of the bond program. The team has leveraged a number of techniques to reach as many people as possible including the development of an interactive website and various neighborhood outreach programs/events; all of which have been extremely well received and successful.

First, the bond team's website has continued to develop and mature as the year has passed. The focus of the website has continued to be a portal for informing the public of how the program is progressing. After rolling it out with the launch of the bond program, the team has continuously updated it with the latest information on the projects, bid results, project photos or project completion reports. As feedback is received, the website is

updated and manipulated, such as dividing the bid invitation page into upcoming, active and completed projects so that interested parties can get to their information quickly. The website has also proven to be a great tool for receiving questions from the general public, including a section on bond Frequently-Asked-Questions to enabling the public to email the bond team with their questions without having to know who the right person is to contact or how to go about doing so.

The bond team has focused on reaching out the general public and its patrons, especially for the design for the new primary school in West Linn, as it has progressed. In the summer of 2009, the District hosted a social on the site of the new school to “meet the neighbors” and start to engage them as the design started to take shape. As the year progressed, the District held a winter social to talk with the public about the design refinement, held an “over-the-fence” neighbor social for those neighbors directly adjacent the site as well as numerous personal, face-to-face meeting with individuals and family about the project and how it will affect them. Additionally, the District was required to do a presentation to the local home owner’s association as a part of the land use application process. This was a well attended function, drawing nearly seventy people to the event.

Financial Review

Although the bond team has been hard work this past year, to date, the team has expended a mere \$14.9M of the total \$101.7M program or about 14.6% (see first quarter 2010 financial report in the appendix). As indicated above, the District has completed much of the deferred maintenance projects such as parking lot renovations, boiler replacements and athletic venue updates while the major projects such as the new elementary schools and remodel are still getting underway, relatively speaking. This is reflected in the \$8.4M of deferred maintenance projects paid-to-date. This is 56.0% of the original \$15M and 38.9% of the currently forecasted deferred maintenance projects. The bond team is anticipating a significant upswing in the expenditure rate in the coming year as the main projects move into their construction phases in the coming year. The project team has also completed two reconciliations between the E-Builder system and the Business Office maintaining tight financial controls on the District’s spending, the most recent being completed in March of 2010. The team has established a planned reconciliation schedule every quarter over the rest of the bond program.

Several documents have been included in the appendix that provide a more detailed perspective of the bond’s financial status including the first quarter 2010 financial report and key performance indicators/dashboard associated with the Q1 report.

Opportunities & Issues

Although 2009-2010 saw many accomplishments with the bond program, it wasn’t without its share of challenges. The decline in the global economy has had a tangible impact to the project team. In addition, a fundamental change to the District’s educational/operational paradigm about eating in the classroom vs. cafeteria has had tangible effect on the development on several of the projects.

The economy is steadily moving towards recovery and things are looking more promising every day. Unfortunately, the downturn has had a direct impact on the proposed site for the new elementary school in Wilsonville. As the market declined in the fall of 2008 and the housing “bubble” burst, many residential developers were forced into bankruptcy. Since the developers often build infrastructure such as water and sewer systems, the District was left with a planned site without utility service. With the nearest utility connection points a significant distance from where they were anticipated to be (approximately $\frac{3}{4}$ of a mile), it

became clear early on that the site on Tooze Road would not be able to support the facility anytime in the near future. The City of Wilsonville and the District launched into a search to locate a new site for the facility that will allow the project to move forward. Fortunately, an apparently workable site has been located but significant amounts of time have already lapsed since the outset of the project. The District and the City are still working through a myriad of due diligence related issues such as land acquisitions, impacts to development standards, funding requirements and land use application requirements. Despite many of these challenges being beyond the control of the District and still being reviewed, the project team is focused on opening on schedule. The project team is concentrating on mitigating the issues and expediting the project at every opportunity.

Another aspect of the down turned economy and the resultant extremely competitive bidding environment presented both challenges and opportunities for the District. As the competition increased on the District's projects, prices have been driven down. The District is realizing significant cost benefits from projects where in some cases, over 20 contractors submit bids and the bid amounts are 20%-30% below the project estimates. This also has a downside however as many inexperienced contractors, unfamiliar with idiosyncrasies of public contracting or of the K-12 construction sector, bid on the District's projects. Some contractors have struggled with their projects as a result and the bond team has had to devote significant resources internally, both in terms of time and funding, to manage the projects to various levels of successful conclusions. This is a result of the public contracting laws requiring a standard bidding process of design/bid/build which requires the District to award contracts to the lowest responsible bidder. Despite the challenges, the District is working diligently to bring all of the projects to successful conclusions.

Changing paradigms within the educational curriculum has also proven challenging for several of the larger projects. The District has undertaken a review of the fundamental tenets of how children are nourished within the District and how this can be integrated into the learning curriculum. While this concept has a tangible benefit to the students and the curriculum, this issue has shifted some of the core concepts around which the new schools and major remodels are being designed around. The project team is retroactively adapting the approved concept designs to incorporate the new scope requirements to support this new and emerging paradigm even as the projects move towards the planned opening dates.

Staff

The past year has been an extremely busy one for the project team. Despite a small total expenditure so far, each project has required the attention of the project team to manage the project budgets, procure contracts, organize the designs and follow up on closeout issues. One of the big reasons for the District's ability to handle so many projects has been the seasoned team of project managers who are the District's "front-line". As a senior project manager on the team, Bob Teter's prior experience with bond programs for the District has proven extremely valuable. Bob handles many of the mechanical/electrical upgrade projects in this bond program as well as the intricate remodel projects being completed during the school year. He also handles the projects that involve the State of Oregon's Senate Bill 1149 which provides retroactive funding for energy efficient renovation projects. The District also brought Nancy Hubbard on-board to assist with the bond program. Nancy's previous experience with private and public agencies over the past 30 years and her experience with fixtures, furniture and equipment (FF&E) has been a big asset to the project team in outfitting the schools. Her focus has been on developing the FF&E plans, purchasing strategies and managing the fit out of the projects as well as managing the coordination between the designers and the District to "fill-in" the missing pieces as the projects are turned over to the District. Pat McGough has played a pivotal role in handling many

of the deferred maintenance projects, as well as keeping up with his position as the District's Facilities Manager. Due to his inherent knowledge of the existing facilities, such as where pipes are located and what work has been completed at any one of the numerous District facilities over the past years and projects, Pat handles many of the periphery projects, sports fields and District staffed projects. Last, but certainly not least, Remo Douglas, a 2009 graduate of Oregon State University, joined the team to help carry the load of the numerous projects and has jumped in with both feet. Remo stepped into several projects already underway when the assigned project manager left the team. With the support of the rest of the team, Remo has rolled up his sleeves and been working to bring those projects to successful conclusions.

In addition to the project managers, the District has two key individuals who carry the day-to-day load of supporting the project managers and making sure they have everything they need, in addition to ensuring the bond team keeps functioning. Cindy Hepting works behind the scenes to keep the bond team up and running as it interfaces with the numerous stakeholders, public and facility users. Cindy handles many of the public relations functions, including communications with patrons, staff/students and the general public and manages and monitors the usage of the bond website by the public. Cindy also works in support of Tim Woodley and coordinating the daily functions in the schools while construction is on-going while preparing project completion reports for the public. Amy Berger, who graduated from West Linn HS and from University of Oregon in the spring of 2005, joined the team as the bond administrative assistant. Amy works closely with not only the project managers, but also Tim Woodley, to keep the project management system updated, keep the flow of paperwork moving, managing the payment application process and arranging meetings of the numerous members of the project team. Amy also works with updating the bond website from the project team aspects and generally keeps the team functioning while the project managers focus on the tasks at hand.

It is because of the hard work of these individuals as a team that the District has been able to complete so many projects so quickly.

Looking Ahead to 2010-2011

2010-2011 is stacking up to be a significant year for the bond team with the launch of construction for all the "major" projects for the bond program (>\$2M) and all of the bond projects will be in progress or completed by the end of the year. The first project to launch into construction will be the remodel of Boeckman Creek and Inza R. Wood (summer 2010) followed by the main construction work for the Admin building (summer 2010). A few months later, the renovation project for Stafford/Bolton/ CedarOak Park will bid and begin construction (fall 2010). Once the dust settles and the bond team settles into its construction routines on the remodel projects, it will launch into the selection process for the new elementary schools in West Linn and Wilsonville (spring 2011). This will culminate in two long-awaited ground breaking ceremonies for the new schools (late spring/early summer, 2011).

2009-2010 has been a productive year for the bond team, completing many of the small projects while advancing the designs for the major projects. New and evolving paradigms have been successfully incorporated in to the design efforts and the major projects are moving towards construction in the coming year. Thanks to the efforts of all the members of the project team, the bond program is moving forward successfully and the team expects to accomplish a great deal in 2010-2011.



Appendix

Bond Scope Status Update



2008 Capital Bond Project List

Bond Scope Status Update

 Project Current Underway
 Project Complete

Project

No. Project Description

027 New Wilsonville Primary School-Villibois Site

New 500-Student Primary School

018 New West Linn Primary School-Erickson Site

New 300-Student Primary School

006 Athey Creek Middle School

Deferred Maintenance

Architectural

Interior painting

Replace carpet and flooring

Library blinds

Repair/replace science room casework and counters

Mechanical

Energy Efficient HVAC Replacement/Improvement

Replace boiler

Replace pneumatic controls with DDC

Add air conditioning in Art/Media classrooms

Site

Athletic Field Grading and Turf Establishment

Resurface tennis courts

017 Boeckman Creek Primary School

Library Renovation

Renovate Library

New Finishes and Furnishings

Librarian Station/Office Improvements

Library Storage

Kitchen Remodel

Renovate Kitchen

New Finishes and Fixtures

New Food Service Equipment

Deferred Maintenance

Architectural

Refinish Gym Floor

Repaint/Refurbish Gym

Repair roof valleys and gutters

Interior/Exterior Painting

Carpet Replacement

Mechanical

Energy Efficient HVAC Replacement/Improvement

Replace pneumatic controls with DDC

Plumbing fixture replacement

Electrical

Replace battery emergency lighting system w/ generator

Replace lighting/upgrades

Site

Tree removal

Playground drainage

002 Bolton Primary School

Library Renovation

Renovate Library

Expand/Remodel Library Area

New Finishes and Furnishings

Librarian Station/Office Improvements/Storage

Lower Level Remodel

Renovate Kitchen

New Finishes and Fixtures

New Food Service Equipment

2008 Capital Bond Project List

Bond Scope Status Update



Project Current Underway
Project Complete

Project
No.

Project Description

	New Plumbing, Wiring, HVAC
	Renovate Cafeteria
	New Finishes and Furnishings
	New Windows/Doors
	New Plumbing, Wiring, HVAC
	Remodel Existing Classroom, Locker Rooms, Storage Rooms
	Remove Existing Interior Walls
	Reconfigure Floorplan for Shared Instruction and Community Use
	New Windows/Doors
	New Plumbing, Wiring, HVAC
	Deferred Maintenance
	Architectural
	Refinish gym floor
	Window replacement
	Asbestos abatement/Flooring replacement
	Exterior painting
	Mechanical
	Replace pneumatic controls with DDC
	Energy Efficient HVAC Replacement/Improvement
	Add air conditioning in classrooms
	Electrical
	Replace lighting/upgrades
	Replace clock/intercom system
	Site
	Paving (covered playground area)
	Purchase and install trash compactor
007	Boones Ferry Primary School
	Deferred Maintenance
	Architectural
	Repair Interior/Exterior Finishes
	Mechanical
	Upgrade DDC to Ethernet (HVAC Controls)
	Install A/C for Server Rooms
	Site
	Exterior/Perimeter Site Lighting
	Site Directional Signage
010	CREST
	Site Improvements
	Outdoor Instructional Classrooms
003	CedarOak Park Primary School
	New Library and Instructional Classroom
	New Library Addition
	Construct New Library adjacent to existing
	Physical Connection to South Classrooms
	Remodel Existing Library
	New Furniture, Fixtures and Equipment
	Librarian Station/Office Improvements
	Library Storage
	New Instructional Classroom Addition
	Construct New Multi-Use/Media Classroom adjacent to Cafeteria
	Physical Connection to North Classrooms
	New Furniture, Fixtures and Equipment
	Kitchen Remodel
	Renovate Kitchen
	New Finishes and Fixtures

2008 Capital Bond Project List

Bond Scope Status Update



Project Current Underway
Project Complete

Project No.

Project Description

	New Food Service Equipment	
	New Plumbing, Wiring, HVAC	
	New Serving Area/Relocate Staff Room	
Deferred Maintenance		
Architectural		
	Renovate Cafeteria	
	Window replacement	
	Roof repairs	
	Asbestos abatement	
	Exterior painting	
Mechanical		
	Energy Efficient HVAC Replacement/Improvement	
	Replace pneumatic controls with DDC	
	Replace compressors for walk in freezers	
Site		
	Parking lot and site drainage	
	Resurface tennis courts	
	Tree removal	
	Purchase and install trash compactor	
021 Rosemont Ridge Middle School		
Athletic Field Improvements		
Football/Athletic Field		
	New All-Weather Turf	
	Field Drainage	
	New Field Lighting	
Soft Ball/Athletic Field		
	New All-Weather Turf	
	Field Drainage	
Deferred Maintenance		
Architectural		
	Renovate Kitchen Serving Area	
	Replace Main Entry Systems	
	Window Blinds in Commons	
	Exterior Painting	
Mechanical		
	Energy Efficient HVAC Replacement/Improvement	
	Energy Efficient Boiler Upgrade	
	Upgrade DDC to Ethernet (HVAC Controls)	
Electrical		
	New data wiring throughout	
	Energy Conservation Lighting Upgrades	
Site		
	Reconstruct & Resurface Track	
	Trash Compactor	
	Separate Cars and Busses/Add North Drive	
004 Stafford Primary School		
New Library		
New Library Addition		
	Construct New Library	
	Remodel Existing Library	
	New Furniture, Fixtures and Equipment	
	Librarian Station/Office Improvements	
	Library Storage	
Kitchen Remodel		
Renovate Kitchen		
	New Finishes and Fixtures	

2008 Capital Bond Project List

Bond Scope Status Update



Project Current Underway
Project Complete

Project
No.

Project Description

	New Food Service Equipment
	New Plumbing, Wiring, HVAC
Deferred Maintenance	
Architectural	
	Replace Gym Roof
	Replace Classroom Casework
	Asbestos Abatement
	Replace Carpet
	Renovate Cafeteria
	Remodel North Annex for Pre-School
Mechanical	
	Replace Fire Sprinkler Piping
	Energy Efficient HVAC Replacement/Improvement
	Add air conditioning in classrooms
Site	
	Replace Septic System
	Construct Over-Flow Parking
005 Sunset Primary School	
	New School Planning & Design
Deferred Maintenance	
Architectural	
	Renovate Select Restrooms
	Interior Painting including Gym
	Select Window Replacement
	Remedial Siesmic Reiforcement
	Routine Carpet Replacement
	Asbestos Removal
Mechanical	
	Address Domestic Water Quality
Electrical	
	Emergency Lighting
Site	
	Paving (Front Drive/Parking & Rear Play/Service Court)
	Select Tree Removal
	Perimeter/Playground Fencing
029 Town Center	
	Renovate Kiva
001 West Linn High School	
Athletic Field Improvements	
Baseball Spectator Improvements	
	New Bleachers
	New Handi-cap Accessible Restrooms
	Baseball Concessions
	Women's Soft Ball Field [Note: Budgeted in 021-Rosemont]
	New All-Weather Turf at Rosemont Ridge
	Field Drainage
	Team Storage
Deferred Maintenance	
Architectural	
	Upgrade North (Old) Commons Finishes
	Refurbish Gym Finishes/Wall Pads
	Select Interior Painting/Carpeting
	Weight Room Flooring
	Exterior Painting Including Stadium
	Stainless Steel Column Wraps

2008 Capital Bond Project List

Bond Scope Status Update

Project Current Underway
Project Complete

Project
No.

Project Description

Roof Replacement at old Music Building
Replace Main Entry Systems

Mechanical

Energy Efficient HVAC Replacement/Improvement

Site

Resurface Track
Parking Lot Paving-Storm Water Management

020 Willamette Primary School

Architectural

Roof Repairs
Restroom Renovations
Refinish Gym Floor
Select Window Replacement
Routine Carpet Replacement
Replace Select Casework
Exterior Painting
Replace old Wooden Stairway

Mechanical

Energy Efficient HVAC Replacement/Improvement
Replace Pneumatic Controls with DDC (Direct Digital Controls)

Electrical

Replace Emergency Lighting w/ Site Emergency Generator

Site

Install Artificial Playground Turf
Purchase and install trash compactor

019 Wilsonville High School

Athletic Field Improvements

Tennis Courts

Add 2 Tennis Court
Tennis Court Cover with Lights
Install Bleachers

Women's Soft Ball Field

New All-Weather Turf
Field Drainage

Deferred Maintenance

Architectural

Refinish Main Gym Floor
Stainless Steel Column Wraps
Refurbish Gym Finishes/Wall Pads

Mechanical

Replace AHU Drives with VFD
Add HVAC unit in locker rooms
Replace Water Heaters and Reserve Tank in Boiler Room

Site

Resurface Track
Relamp and Revise Lighting in Stadium & Baseball Fields

025 New School Planning & Design

Masterplan Advance Road Site, deed 10-acres to City of Wilsonville

011 Inza Wood Middle School

Library Renovation

Renovate Library

New Finishes and Furnishings
Add Clearstory Windows
Librarian Station/Office Improvements

2008 Capital Bond Project List

Bond Scope Status Update



Project Current Underway
Project Complete

**Project
No.**

Project Description

	Library Storage
	Kitchen Remodel
	Renovate Kitchen
	New Finishes and Fixtures
	New Food Service Equipment
	Deferred Maintenance
	Architectural
	Refinish Gym Floors
	Roofing Replacement
	Restroom Renovations
	Interior Door Hardware Replacement
	Replace Select Carpet
	Repair/Replace Science Casework
	Replace Cafeteria Tables
	Mechanical
	Replace Remaining Pneumatic Controls with DDC
	Electrical
	Replace Clock/Intercom System
	Energy Efficient Light Replacement
	Site
	Athletic Field Grading and Turf Establishment
	Resurface track
	Athletic Storage
024	Operations Center
	New Central Storage Building
	Replace VFD for Air Supply
008	Administration Building
	Admin Office Addition/Remodel
	Handi-cap Accessibility Improvements
	Energy Efficient HVAC Replacement/Improvement
	Energy Efficient Light Replacement
	Restroom Renovation
	Record Storage
	Fire Protection
	New Septic System
	Rebuild Parking Lot
009	District-wide Deferred Maintenance
	Paving Repair
	Asbestos Abatement
	Vehicle and Equipment Replacement
	Carpet Replacement
	Exterior and Interior Painting and Finishes Replacement
	Playground Equipment Replacement
	Technology



Appendix

First Quarter 2010 Financial Report



DRAFT

West Linn - Wilsonville School District
2008 Capital Improvement Bond Program
1st Quarter - 2010 Financial Report - Project Cost Summary

DRAFT

Project Hard Costs	2008 Estimate	Current Budget	Estimate At Completion (Q4 2009)	Estimate At Completion (Q1 2010)	Commitments to Date	Paid to Date	Current Over / (Under) Budget
08000 - 2008 CAPITAL BOND PROGRAM	0.00	215,004.61	374,081.81	235,042.59	134,158.99	61,322.98	20,037.98
08001 - MECH @ DOC	4,000.00	0.00	0.00	0.00	0.00	0.00	0.00
09002 - RENOVATION @ ADMIN	3,388,000.00	3,245,118.09	3,244,689.13	4,010,591.42	3,126,995.44	1,048,640.83	765,473.33
09003 - GYM FLOOR @ BO,BC,WD,WM,WHS	72,000.00	72,656.82	72,656.82	72,656.82	72,656.82	72,656.82	0.00
09004 - FLEET @ D-W	320,000.00	322,804.07	332,033.31	343,182.01	313,182.01	301,882.01	20,377.94
09005 - FLOORING @ D-W	360,000.00	360,000.00	360,000.00	360,000.00	49,392.17	49,392.17	0.00
09006 - ARBORIST @ BC,CO,SU	88,000.00	88,000.00	50,100.00	50,100.00	0.00	0.00	(37,900.00)
09007 - AUD/GYM FINISHES @ WHS	48,000.00	261,238.73	262,263.98	261,238.73	261,238.73	260,788.73	0.00
09008 - TRACK @ IWD,WLHS,WHS	96,000.00	395,405.19	415,780.82	385,869.59	355,869.59	354,426.21	(9,535.60)
09009 - CLERESTORY/ROOFING @ IWD	392,000.00	371,238.52	371,238.52	371,238.52	371,238.52	371,238.52	0.00
09010 - TENNIS @ AC	32,000.00	28,131.08	28,131.08	28,131.08	28,131.08	28,131.08	0.00
09011 - COLUMNS @ WLHS,WHS	16,000.00	15,823.94	15,823.94	15,823.94	15,823.94	15,823.94	0.00
09012 - WEIGHT RM @ WLHS	24,000.00	16,456.00	16,456.00	16,456.00	16,456.00	16,456.00	0.00
09013 - PARKING @ CO	320,000.00	491,416.64	486,776.13	489,468.94	489,468.94	406,245.23	(1,947.70)
09014 - PAVING @ SU	64,000.00	89,484.56	89,484.56	89,484.56	89,484.56	89,484.56	0.00
09015 - TENNIS @ CO	16,000.00	0.00	0.00	0.00	0.00	0.00	0.00
09016 - SOFTBALL @ WHS, RR	960,000.00	1,261,505.16	1,239,840.00	1,257,810.00	1,165,970.00	1,169,886.75	(3,695.16)
09017 - GYM INTERIOR @ BC	0.00	28,791.00	28,791.00	28,791.00	28,791.00	28,791.00	0.00
09018 - CAFETERIA TABLES @ IWD	24,000.00	17,792.66	35,585.32	17,792.66	17,792.66	17,792.66	0.00
09019 - ROOF REPAIRS @ WM	24,000.00	50,588.00	50,588.96	50,588.00	50,588.00	50,588.00	0.00
09020 - MEP @ AC, RR, WHS	784,000.00	1,042,889.35	979,929.18	1,001,680.83	999,140.18	999,140.17	(41,208.52)
09021 - ASBESTOS @ D-W	220,000.00	130,003.46	169,453.46	121,789.46	41,789.46	41,789.46	(8,214.00)
09022 - ENTRY REPAIRS @ WLHS, RR	52,000.00	28,565.00	28,565.00	28,565.00	28,565.00	28,565.00	0.00
09023 - STORAGE @ DOC	1,600,000.00	1,601,374.53	1,303,130.47	1,304,133.03	1,183,854.49	259,179.65	(297,241.50)
09024 - STADIUM LIGHTING @ WHS	16,000.00	16,588.00	16,588.00	16,588.00	16,588.00	16,588.00	0.00
09025 - BLINDS @ RR	24,000.00	3,575.00	3,575.00	3,575.00	3,575.00	3,575.00	0.00
09026 - SIEMIC @ SU	60,000.00	29,700.00	29,700.00	29,700.00	29,700.00	29,700.00	0.00
09027 - SEPTIC @ ST	80,000.00	96,510.64	96,510.64	96,510.64	86,885.00	86,885.00	0.00
09028 - PLAYGROUND @ WM	160,000.00	383,509.09	412,267.00	458,806.57	358,806.57	349,706.57	75,297.48
09029 - SITE IMPROVE @ CREST	136,000.00	327,910.46	328,244.36	323,372.64	323,372.64	323,372.64	(4,537.82)
09030 - FENCING @ SU	4,000.00	1,961.00	4,000.00	1,961.00	1,961.00	1,961.00	0.00
09031 - SITE IMPROVE @ RR	1,600,000.00	1,600,000.00	1,600,000.00	1,100,526.50	1,100,526.50	3,926.50	(499,473.50)
09034 - ROOF REPAIRS @ BC	48,000.00	624.22	10,624.22	624.22	624.22	624.22	0.00
09037 - RENOVATION @ TC	0.00	224,958.14	226,849.17	233,132.93	213,472.18	213,472.18	8,174.79
09038 - PARKING @ ST	80,000.00	297,795.47	279,259.18	296,817.51	296,817.51	296,817.52	(977.96)
09039 - ROOF SAFETY @ WLHS	0.00	41,773.02	45,468.00	41,773.02	41,773.02	41,773.02	0.00
09040 - DEMO @ Dollar	0.00	15,391.41	35,000.00	14,226.00	14,226.00	14,226.00	(1,165.41)
09041 - PAVING @ D-W	40,000.00	40,000.00	40,000.00	40,000.00	0.00	0.00	0.00
09042 - TRASH MASH @ BO,CO,WM,RR,ER,VB	128,000.00	128,000.00	113,975.00	113,975.00	90,975.00	18,195.00	(14,025.00)
09046 - MASTERPLAN @ ADV	800,000.00	300,000.00	0.00	12,040.00	12,040.00	5,196.00	(287,960.00)
09048 - MASTERPLAN @ SU	2,400,000.00	1,227,226.69	0.00	0.00	0.00	0.00	(1,227,226.69)
09056 - FIELD IMPROVEMENTS @ D-W	168,000.00	168,000.00	168,000.00	168,000.00	0.00	0.00	0.00
09057 - TECH @ D-W	5,600,000.00	5,600,000.00	5,600,000.00	5,600,000.00	2,294,626.35	2,294,626.35	0.00
09058 - COPIERS @ D-W	0.00	283,696.55	230,348.55	230,348.55	230,348.55	230,348.55	(53,348.00)
09059 - NEW MAINT @ D-W	0.00	2,341,860.00	2,238,400.00	2,341,860.00	434,554.20	418,159.20	0.00
09060 - RESTROOM RENOVATION @ SU	60,000.00	87,852.22	84,793.26	87,852.22	87,852.22	87,852.22	0.00
09061 - PEST CONTROL @ WHS	0.00	23,190.00	23,190.00	23,190.00	23,190.00	23,190.00	0.00
09062 - F/A @ WD	0.00	34,285.04	34,285.04	34,285.04	34,285.04	34,285.04	0.00

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West Linn - Wilsonville School District
2008 Capital Improvement Bond Program
1st Quarter - 2010 Financial Report - Project Cost Summary

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Project Hard Costs	2008 Estimate	Current Budget	Estimate At Completion (Q4 2009)	Estimate At Completion (Q1 2010)	Commitments to Date	Paid to Date	Current Over / (Under) Budget
09063 - FF&E @ D-W	0.00	222,469.29	160,557.99	268,591.89	168,591.89	168,591.89	46,122.60
09064 - PORCHES @ D-W	0.00	210,314.13	350,314.13	350,314.13	314.13	314.13	140,000.00
09065 - PAVING @ BO	32,000.00	55,100.00	55,100.00	55,100.00	55,100.00	55,100.00	0.00
09066 - TENNIS @ WHS	240,000.00	186,480.00	190,580.00	186,480.00	0.00	0.00	0.00
09067 - INTERIORS @ D-W	744,000.00	744,000.00	744,000.00	744,000.00	56,593.01	56,593.01	0.00
09068 - TECH INFRASTRUCTURE @ RR	0.00	40,872.00	0.00	40,872.00	40,872.00	40,872.00	0.00
09069 - OCCUPANCY REPAIRS @ SU	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10032 - ADDITION/RENOVATION @ ST, BO, CO	8,984,000.00	7,220,590.50	7,220,590.50	7,080,783.53	635.00	635.00	(139,806.97)
10033 - RENOVATION @ BC,IWD	2,016,000.00	2,050,614.96	2,050,614.96	2,078,192.49	15,792.49	15,792.49	27,577.53
10035 - NEW SCHOOL @ VB	21,600,000.00	22,129,000.00	23,520,080.00	23,293,380.00	0.00	0.00	1,164,380.00
10036 - NEW SCHOOL @ ER	22,400,000.00	22,120,674.42	21,691,131.42	21,830,831.42	13,917.00	13,917.00	(289,843.00)
10043 - M/E @ D-W	172,000.00	172,000.00	172,000.00	172,617.26	10,043.26	617.26	617.26
10049 - PARKING @ WLHS	560,000.00	560,000.00	560,000.00	560,000.00	0.00	0.00	0.00
10054 - BASEBALL @ WLHS	800,000.00	800,000.00	800,000.00	800,000.00	0.00	0.00	0.00
10055 - RENOVATION @ WM	544,000.00	544,000.00	544,000.00	544,000.00	0.00	0.00	0.00
Project Hard Cost Subtotal	78,400,000.00	80,464,809.66	79,635,715.91	79,814,761.74	14,898,645.36	10,519,134.56	(650,047.92)
Percentage of Total	80.00%	79.07%	78.02%	77.74%	59.89%	70.53%	
Project Soft Costs	Original Budget	Current Budget	Estimate At Completion (Q4 2009)	Estimate At Completion (Q1 2010)	Commitments to Date	Paid to Date	Over / (Under) Budget
Project Soft Cost Subtotal	19,600,000.00	21,298,927.19	22,436,980.67	22,850,842.83	9,977,136.69	4,395,806.92	1,551,915.64
Percentage of Total	20.00%	20.93%	21.98%	22.26%	40.11%	29.47%	
Grand Totals	98,000,000.00	101,763,736.85	102,072,696.58	102,665,604.57	24,875,782.05	14,914,941.48	901,867.72

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West Linn - Wilsonville School District
2008 Capital Improvement Bond Program
1st Quarter - 2010 Financial Report - Bond Component Summary

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Project Total Cost (Hard and Soft Costs)	2008 Estimate	Current Budget	Estimate At Completion (Q4 2009)	Estimate At Completion (Q1 2010)	Commitments to Date	Paid to Date	Current Over / (Under) Budget
New Wilsonville Primary School	27,000,000.00	27,208,671.31	28,739,413.86	28,806,907.07	1,281,014.07	453,569.80	1,598,235.75
New West Linn Primary School	28,000,000.00	27,654,958.58	27,319,571.67	27,598,449.67	3,515,743.84	1,061,295.48	(56,508.91)
New Library at Stafford Primary	2,000,000.00	1,664,048.38	1,674,534.49	1,646,555.09	271,858.58	31,888.06	(17,493.29)
New Library at Cedaroak Park Primary	2,000,000.00	1,664,048.38	1,674,534.49	1,646,555.09	271,858.58	31,888.06	(17,493.29)
Site Athletic Improvements	4,000,000.00	4,477,443.39	4,541,001.98	4,124,345.62	2,665,054.06	1,629,353.04	(353,097.76)
New District Storage/Freezer	2,000,000.00	2,076,164.26	1,739,646.28	1,795,179.38	1,547,394.03	529,868.97	(280,984.88)
Library Renovations	2,000,000.00	1,840,628.13	1,851,114.24	1,846,946.25	185,668.87	37,664.96	6,318.12
Kitchen Remodels	3,000,000.00	2,602,020.42	2,617,749.59	2,590,067.33	356,074.05	51,298.23	(11,953.09)
Remodels at Bolton Primary	2,000,000.00	1,664,048.38	1,674,534.49	1,646,555.09	271,858.58	31,888.06	(17,493.29)
New School Planning and Design	4,000,000.00	2,299,658.44	837,946.63	512,101.55	265,347.47	126,995.05	(1,787,556.88)
District-Wide Technology	7,000,000.00	7,000,000.00	7,000,000.00	7,000,000.00	2,520,869.32	2,520,869.32	0.00
Deferred Maintenance	15,000,000.00	21,612,047.19	22,402,648.85	23,451,942.43	11,723,040.60	8,408,362.46	1,839,895.23
Total	98,000,000.00	101,763,736.85	102,072,696.58	102,665,604.57	24,875,782.05	14,914,941.48	901,867.72

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West Linn - Wilsonville School District
2008 Capital Improvement Bond Program
1st Quarter - 2010 Financial Report - Funding Sources and Bond Component Summary

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Funding Sources	Original Funding	Current Funding
Bond Proceeds	98,000,000.00	98,000,000.00
Bond Premium	0.00	2,355,736.85
Interest Revenue	0.00	1,300,000.00
Partnerships	0.00	108,000.00
Grand Totals	98,000,000.00	101,763,736.85



Appendix

First Quarter 2010 – E-Builder Dashboard





Home

Dashboards

Projects

Forms

Documents

Calendar

Contacts

Bidding

Cost

Schedule

Reports

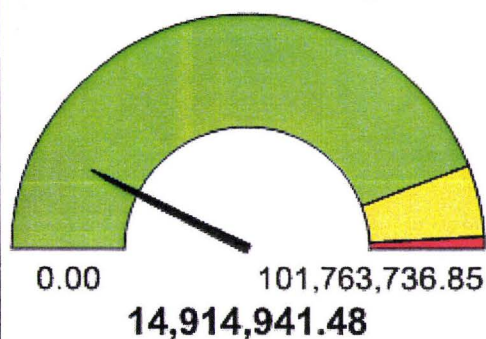
Dashboards > Tim's Dashboard

View Dashboard (Go to Dashboard List)

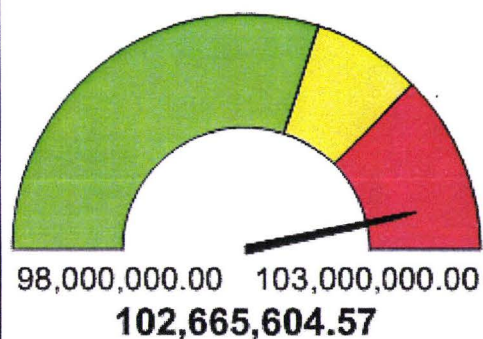
Tim's Dashboard

Edit

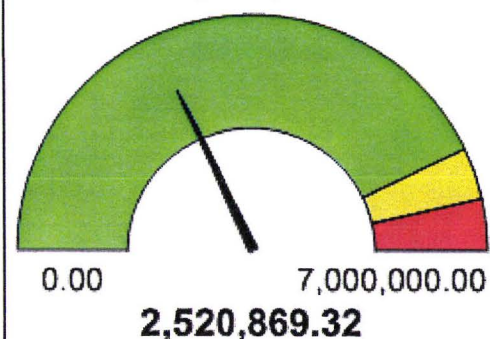
Total Paid vs. Budget



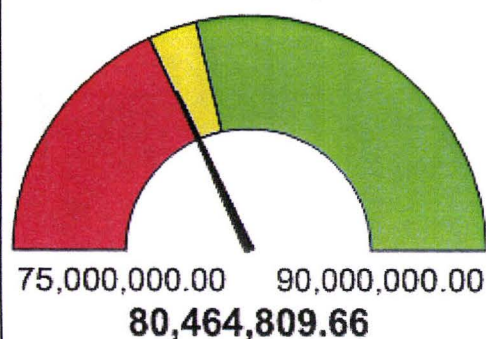
CtC vs Budget



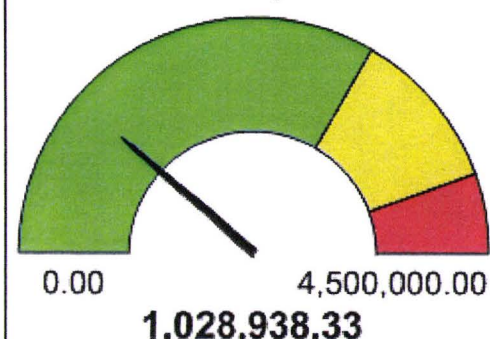
Tech Budget Spent to Date



Hard/Soft Split



Maintenance Spent to Date



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West Linn - Wilsonville School District
2008 Capital Improvement Bond Program
1st Quarter - 2010 Financial Report - Deferred Maintenance Summary

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Deferred Maintenance Bond Component	2008 Estimate	Current Budget	Estimate At Completion (Q4 2009)	Estimate At Completion (Q1 2010)	Commitments to Date	Paid to Date	Current Over / (Under) Budget
08000 - 2008 CAPITAL BOND PROGRAM	0.00	571,231.95	649,877.81	633,051.39	592,723.59	227,503.47	61,819.45
08001 - MECH @ DOC	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00
09002 - RENOVATION @ ADMIN	4,235,000.00	4,235,027.57	4,234,598.61	5,250,500.90	3,176,594.26	1,082,509.36	1,015,473.33
09003 - GYM FLOOR @ BO,BC,WD,WM,WHS	90,000.00	74,059.07	73,481.93	74,059.07	74,059.07	74,059.07	0.00
09004 - FLEET @ D-W	400,000.00	334,033.31	334,033.31	354,182.01	323,231.88	311,931.88	20,148.70
09005 - FLOORING @ D-W	450,000.00	450,000.00	450,000.00	450,000.00	52,892.17	50,542.42	0.00
09006 - ARBORIST @ BC,CO,SU	110,000.00	110,000.00	72,100.00	73,966.95	5,285.45	1,985.45	(36,033.05)
09007 - AUD/GYM FINISHES @ WHS	60,000.00	306,545.32	308,823.43	306,322.20	306,322.20	305,713.37	(223.12)
09008 - TRACK @ IWD,WLHS,WHS	120,000.00	416,405.19	417,848.57	394,069.59	367,057.54	362,593.91	(22,335.60)
09009 - CLERESTORY/ROOFING @ IWD	490,000.00	428,222.37	420,877.92	428,222.37	428,222.37	428,222.37	0.00
09010 - TENNIS @ AC	40,000.00	28,867.84	28,131.08	28,867.84	28,867.84	28,867.84	0.00
09011 - COLUMNS @ WLHS,WHS	20,000.00	18,112.75	17,797.19	18,112.75	18,112.75	18,112.75	0.00
09012 - WEIGHT RM @ WLHS	30,000.00	16,456.00	16,456.00	16,456.00	16,456.00	16,456.00	0.00
09013 - PARKING @ CO	400,000.00	599,069.58	593,961.57	597,832.20	597,132.20	513,908.49	(1,237.38)
09014 - PAVING @ SU	80,000.00	102,493.14	98,943.14	102,493.14	102,493.14	102,493.14	0.00
09015 - TENNIS @ CO	20,000.00	0.00	0.00	0.00	0.00	0.00	0.00
09017 - GYM INTERIOR @ BC	0.00	29,433.25	29,433.25	29,433.25	29,433.25	29,433.25	0.00
09018 - CAFETERIA TABLES @ IWD	30,000.00	17,792.66	35,585.32	17,792.66	17,792.66	17,792.66	0.00
09019 - ROOF REPAIRS @ WM	30,000.00	71,188.61	71,083.63	71,188.61	71,188.61	71,188.61	0.00
09020 - MEP @ AC, RR, WHS	980,000.00	1,228,889.00	1,166,260.42	1,197,680.48	1,185,139.83	1,161,677.38	(31,208.52)
09021 - ASBESTOS @ D-W	275,000.00	175,000.00	206,643.05	159,561.99	69,561.99	69,561.99	(15,438.01)
09022 - ENTRY REPAIRS @ WLHS, RR	65,000.00	29,151.54	28,565.00	29,151.54	29,151.54	29,151.54	0.00
09024 - STADIUM LIGHTING @ WHS	20,000.00	16,634.62	16,588.00	16,634.62	16,634.62	16,634.62	0.00
09025 - BLINDS @ RR	30,000.00	3,575.00	3,575.00	3,575.00	3,575.00	3,575.00	0.00
09026 - SIESMIC @ SU	75,000.00	41,157.75	40,652.27	41,157.75	41,157.75	41,157.75	0.00
09027 - SEPTIC @ ST	100,000.00	141,167.22	131,832.22	132,471.62	122,545.98	122,305.77	(8,695.60)
09028 - PLAYGROUND @ WM	200,000.00	413,959.59	565,096.00	605,560.34	505,560.34	377,536.19	191,600.75
09029 - SITE IMPROVE @ CREST	170,000.00	411,382.98	401,916.47	403,391.43	403,391.43	403,391.43	(7,991.55)
09030 - FENCING @ SU	5,000.00	1,961.00	5,000.00	1,961.00	1,961.00	1,961.00	0.00
09031 - SITE IMPROVE @ RR	500,000.00	487,500.00	506,471.00	359,391.79	333,196.29	40,983.59	(128,108.21)
09034 - ROOF REPAIRS @ BC	60,000.00	624.22	10,624.22	624.22	624.22	624.22	0.00
09037 - RENOVATION @ TC	0.00	236,967.56	227,862.83	245,142.35	225,076.60	225,076.60	8,174.79
09038 - PARKING @ ST	100,000.00	383,198.24	357,799.77	380,453.96	380,453.96	379,770.47	(2,744.28)
09039 - ROOF SAFETY @ WLHS	0.00	48,973.05	52,418.00	48,973.05	48,973.05	48,973.05	0.00
09040 - DEMO @ Dollar	0.00	20,000.00	35,176.59	19,510.56	19,510.56	19,510.56	(489.44)
09041 - PAVING @ D-W	50,000.00	50,000.00	50,000.00	50,000.00	0.00	0.00	0.00
09042 - TRASH MASH @ BO,CO,WM,RR,ER,VB	160,000.00	160,000.00	122,369.35	122,713.37	91,713.37	18,933.37	(37,286.63)
09056 - FIELD IMPROVEMENTS @ D-W	210,000.00	210,000.00	210,000.00	210,000.00	0.00	0.00	0.00
09058 - COPIERS @ D-W	0.00	283,696.55	230,348.55	230,348.55	230,348.55	230,348.55	(53,348.00)
09059 - NEW MAINT @ D-W	0.00	3,786,000.00	4,503,997.50	4,500,000.00	1,050,583.33	1,028,938.33	714,000.00
09060 - RESTROOM RENOVATION @ SU	75,000.00	118,262.63	84,793.26	118,262.63	118,262.63	118,262.63	0.00
09061 - PEST CONTROL @ WHS	0.00	23,190.00	23,190.00	23,190.00	23,190.00	23,190.00	0.00
09062 - F/A @ WD	0.00	34,326.79	34,326.79	34,326.79	34,326.79	34,326.79	0.00
09063 - FF&E @ D-W	0.00	222,469.29	160,557.99	268,776.09	168,776.09	168,776.09	46,306.80
09064 - PORCHES @ D-W	0.00	300,314.13	440,314.13	440,314.13	16,192.13	16,033.10	140,000.00
09065 - PAVING @ BO	40,000.00	57,716.39	57,160.40	57,716.39	57,716.39	57,716.39	0.00
09067 - INTERIORS @ D-W	930,000.00	930,000.00	930,000.00	930,089.28	56,682.29	56,682.29	89.28
09068 - TECH INFRASTRUCTURE @ RR	0.00	40,872.00	0.00	40,872.00	40,872.00	40,872.00	0.00

Run Date: 3/31/10 @ 5:00 pm

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West Linn - Wilsonville School District
2008 Capital Improvement Bond Program
1st Quarter - 2010 Financial Report - Deferred Maintenance Summary

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Deferred Maintenance Bond Component	2008 Estimate	Current Budget	Estimate At Completion (Q4 2009)	Estimate At Completion (Q1 2010)	Commitments to Date	Paid to Date	Current Over / (Under) Budget
09069 - OCCUPANCY REPAIRS @ SU	0.00	5,325.00	5,325.00	5,325.00	5,325.00	0.00	0.00
10032 - ADDITION/RENOVATION @ ST, BO, CO	1,830,000.00	1,452,913.97	1,452,913.97	1,429,365.64	176,438.32	1,422.15	(23,548.33)
10033 - RENOVATION @ BC,IWD	920,000.00	892,880.06	892,880.06	902,948.05	9,406.70	6,029.71	10,067.99
10043 - M/E @ D-W	215,000.00	215,000.00	215,000.00	215,901.87	48,827.87	21,625.86	901.87
10049 - PARKING @ WLHS	700,000.00	700,000.00	700,000.00	700,000.00	0.00	0.00	0.00
10055 - RENOVATION @ WM	680,000.00	680,000.00	680,000.00	680,000.00	0.00	0.00	0.00
Total	15,000,000.00	21,612,047.19	22,402,648.85	23,451,942.43	11,723,040.60	8,408,362.46	1,839,895.23

WEST LINN-WILSONVILLE SCHOOL DISTRICT LONG RANGE PLANNING COMMITTEE

2008 BOND PROGRESS REPORT FOR THE FIRST QUARTER, 2010

In November 2008 the voters of the West Linn-Wilsonville School District passed a \$98,000,000 capital improvement bond to finance school construction, remodeling and various upgrades throughout the district. This report measures what we said we would spend and what we have actually spent. The School District is currently projecting expenses that are \$901,687 over budget but given "worst-case" projections for expense that is to be expected at this point in the bond cycle. That being said, there are items that merit discussion. Items discussed in some detail would include soft costs that are greater than budgeted (22.6% as opposed to a budgeted 20%), the reallocation of budget dollars from "New School Planning and Design" to "Deferred Maintenance", whether or not we have allocated sufficient funds for the two new elementary schools (which are our major project), and "Deferred Maintenance" priorities.

FUNDING SOURCES

Funding Sources	Original Funding	Current Funding
Bond Proceeds	98,000,000.00	98,000,000.00
Bond Premium	0.00	2,355,736.85
Interest Revenue	0.00	1,300,000.00
Partnerships	0.00	108,000.00
Grand Totals	98,000,000.00	101,763,736.85

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DISCUSSION

We have more money than the \$98,000,000 because the bond was sold at a premium of \$2,355,736.85. This is the difference between the "coupon" interest rates and the market interest rates when the bond was sold. In addition, we expect to earn interest of \$1,300,000. Finally, the \$108,000 in partnership dollars includes \$98,000 from the City of Wilsonville and \$10,000 from METRO Parks and Recreation.

PROJECT SOFT COSTS

Soft Costs are those costs not directly associated with capital equipment and "bricks and mortar"; that is, they are costs associated with consulting services which might include outside planning, engineering, architectural, environmental and the host of other consulting services needed when the school district does not have the in-house expertise to complete complex projects. Soft costs also include expenses for permits, insurance, printing, advertising, and office expenses (among others).

	Original Budget	Current Budget	% Over / (Under) Original Budget	Estimate At Completion (Q1 2010)	Over / (Under) Budget	% Over / (Under) Current Budget
Project Hard Cost						
Subtotal	78,400,000.00	80,464,809.66	3%	79,814,761.74	(650,047.92)	-1%
Percentage of Total	80.00%	79.07%		77.74%		
Project Soft Cost						
Subtotal	19,600,000.00	21,298,927.19	9%	22,850,842.83	1,551,915.64	7%

Percentage of						
Total	20.00%	20.93%		22.26%		
Grand Totals	98,000,000.00	101,763,736.85	4%	102,665,604.57	901,867.72	1%

DISCUSSION

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In 2007/08, during Bond planning, the accepted standard for soft costs as a percent of total costs was twenty percent. Our current soft costs are at 22.26% which is an increase since the Q4 2009 Progress Report. It is not uncommon for soft costs to exceed the 20% threshold early in the bond cycle because more consulting services are typically budgeted to respond to unknown contingencies and as more detail emerges soft costs become substantially more defined and are expected to diminish. The district is making every effort to control soft costs. The expectation at this time is that while these costs as a percent of total will be reduced, a dramatically different economic climate and increased development costs, particularly in the area of environmental and facility planning, may lead to soft costs at something greater than the old 20% standard. We do think that both the District and the Industry Standard may be greater than 20% in the current economic and development climate.

PROJECT HARD COSTS

Hard costs are the costs of capital equipment and "bricks and mortar". They include those things you can see, touch, and feel including buildings, equipment, pipes, books, school furniture, and many other tangible items.

	2008 Estimate	Current Budget	% Difference Current Budget to 2008 Estimate	Estimate At Completion (Q4 2009)	Current Over / (Under) Budget	% Over / (Under) Budget
New Wilsonville						
Primary School	27,000,000.00	27,208,671.31	1%	28,806,907.07	1,598,235.75	6%
New West Linn						
Primary School	28,000,000.00	27,654,958.58	-1%	27,598,449.67	(56,508.91)	0%
New Library at Stafford						
Primary	2,000,000.00	1,664,048.38	-17%	1,646,555.09	(17,493.29)	-1%
New Library at CedarOak Park						
Primary	2,000,000.00	1,664,048.38	-17%	1,646,555.09	(17,493.29)	-1%
Site Athletic	4,000,000.00	4,477,443.39	12%	4,124,345.62	(353,097.76)	-8%

Improvements

New District Storage/Freezer	2,000,000.00	2,076,164.26	4%	1,795,179.38	(280,984.88)	-14%
Library Renovations	2,000,000.00	1,840,628.13	-8%	1,846,946.25	6,318.12	0%
Kitchen Remodels	3,000,000.00	2,602,020.42	-13%	2,590,067.33	(11,953.09)	0%
Remodels at Bolton Primary	2,000,000.00	1,664,048.38	-17%	1,646,555.09	(17,493.29)	-1%
New School Planning and Design	4,000,000.00	2,299,658.44	-43%	512,101.55	(1,787,556.88)	-78%
District-Wide Technology	7,000,000.00	7,000,000.00	0%	7,000,000.00	0.00	0%
Deferred Maintenance	15,000,000.00	21,612,047.19	44%	23,451,942.43	1,839,895.23	9%
Totals	98,000,000.00	101,763,736.85	4%	102,665,604.57	901,867.72	1%

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DISCUSSION

The first item that needs some detailed discussion is "Why is the component for "New School Planning and Design" significantly lower than budgeted?" This component contemplates study and resolution of two subjects: 1) Sunset Primary School, and 2) Planning for a new elementary school at Advance Road:

Sunset Primary School

As part of the 2008 Bond, the Board designated \$3,000,000 to fully study the question of where the new Sunset school should be located. To do this in a complete way, money was allocated to pay for land-use planning, civil engineering, landscape design, architecture, structural engineering, mechanical, electrical, plumbing, low-voltage engineering, surveying, legal and any other design professionals necessary for the purpose. Money was also allocated to fund reporting, permitting (if necessary) and other costs that might arise. This fund also provides a source for resolving these existing building deficiencies, including; seismic retrofit of the gym, emergency lighting, restroom remodels, parking lot/paving, mold response, window replacement, water quality, storm drainage, fencing, etc so the current buildings are in useable condition until the new school is constructed.

While the budget contemplated designing the new building for the Sunset site now such that it is "shelf-ready" when funding for construction is available, difficulties exist in that construction funding is 4-6 years out. Since building code and city/state/federal permit rule will most likely change between now and then, complete and accurate design is impossible to achieve. Further, by 2014 district leadership and board membership could also change, thereby possibly compromising anticipated building programs, purpose and use.

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Given this discussion, bond management has reduced funding for this component to more closely reflect the actual scope of work; and to relieve pressure in other underfunded priority projects. However, Board direction is warranted as more information becomes available.

Advance Road Planning

The District expects to build a new primary school in Wilsonville on a City owned 10-acre parcel in the Villebois development area. Agreements between City and District are such that the school district will trade 10-acres of the 40-acre Advance Road site for the 10-acre Villebois school site. To achieve this objective, the board set aside \$1,000,000 to provide funding for professional services and fees to study the Advance Road site in detail and designate the exact 10-acre parcel to be used for the exchange. That work has been ongoing in joint city/district meetings. The effort has included professional assessment and public outreach and is nearing completion. Current budget reflects adjustments that more accurately describe actual scope. Accordingly, excess funds have been moved to priority projects within the bond program.

The second item that merits discussion is whether or not the funding for the two new elementary schools is adequate and secure:

The School District understands that these two new schools are of the highest priority. The estimate-to-complete for the West Linn Primary school is approximately \$300,000 under budget. The estimate-to-complete for the new Wilsonville Primary school is approximately \$1.2 million over budget. The net over budget for new schools is about \$900,000.

Early in the bond cycle, the West Linn primary school showed a negative balance to budget but as new and more accurate information was known, coupled with informed design decisions aimed at efficiency, the negative balance has been closed. Planning and design for the new Wilsonville primary school are in the very early stages with estimates reflecting a high level of uncertainty. Management has confidence that as more accurate information becomes available, and as design is firmed up, the negative budget balance will diminish.

The third item that merits discussion is the District's "Deferred Maintenance" priorities:

This bond component has continued to escalate in both cost and scope. The very nature of maintenance is a high level of uncertainty in terms of estimating solid design solutions. As project descriptions are investigated, design is created that resolves the problem at the least cost.

Given the priority for the new school projects, only the most pressing issues in the deferred maintenance list are addressed. Priority is based on continued building/site function.

One exception is the ongoing renovation of the District Administration Building. This project is extraordinarily complex given its location, age and permitting challenges. It is also a long duration project that has, and will continue, to require significant efforts for management to resolve permit/design/construction challenges while maintaining a budget that does not detract from the bond program as a whole.

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